Davidson County DEEDWARR
Recvd: 01/19/05 15:43 4 pgs
Fees:23.00 Taxes:5391.43
20050119-0006892

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville LLC c/o The Lawrence Trust P.O. Box 33592 Seattle, Washington 98133	Map-Parcel 120-1-146	Same as New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (apc)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MURFREESBORO ROAD ADVANCE, L.L.C.**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **NASHVILLE LLC,** a Washington limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Unrecorded Lease by and between Advance Store Company and Grantor dated March 26, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,457,143.00.

Affiant

Subscribed and sworn to before me this 17th day of January, 2005.

Notary Public

My Commission Expires: 9/22/07

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105888-000 01/13/05

2. Matters shown on the Plan of record as Instrument No. 20040527-0062303, Davidson County Register of Deeds.

3. Storm Water Detention Agreement of record as Instrument No. 20040503-0049964, said Register's Office.

This is improved property located at 1177 Murfreesboro Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, claiming by, and through or under Grantor, but not further or otherwise.

Grantor does not warrant the acreage of the Property.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of January 2005.

MURFREESBORO ROAD ADVANCE, L.L.C.

By: _____
Steve Powers, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sharon L. Davis, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steve Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Murfreesboro Road Advance, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 18th day of January, 2005.

SHARON L. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires:
9/22/07

EXHIBIT A

Land in Davidson County, Tennessee, beginning at an iron rod situated in the southerly margin of Murfreesboro Pike, said point also being the northeast corner of the McDonald's Corporation property of record in Book 4807, page 709, Register's Office for Davidson County, Tennessee; thence, along said road S 48 deg. 49 min. 00 sec. E, a distance of 162.80 feet to an iron rod; thence, along said road, S 77 deg. 51 min. 38 sec. W, a distance of 25.46 feet to an iron rod; thence, along said road, S 57 deg. 08 min. 22 sec. E, a distance of 30.20 feet to an iron rod; thence, leaving said road, S 41 deg. 48 min. 16 sec. W, a distance of 228.17 feet to an iron rod; thence, N 48 deg. 55 min. 59 sec. W, a distance of 175.00 feet to an iron rod; thence, N 41 deg. 10 min. 59 sec. E, a distance of 244.56 feet to the point of beginning and containing 42,699.259 square feet or 0.980 acres of land.

Being the same property conveyed to MURFREESBORO ROAD ADVANCE, L.L.C., a Tennessee limited liability company, by deed of record as Instrument No. 20040618-0072438, said Register's Office.